



26c Bernards Hill, Bridgnorth, Shropshire, WV15 5AS

BERRIMAN  
EATON

## 26c Bernards Hill, Bridgnorth, Shropshire, WV15 5AS

A pretty Cottage with views over Town in good condition having been recently renovated. The double bedroom cottage has a study/dressing room on the first floor, with a spacious ground floor layout and log burner. NO UPWARD CHAIN.  
Much Wenlock - 9.1 miles, Telford - 12.8 miles, Kidderminster - 13.4 miles, Shrewsbury - 21.6 miles, Wolverhampton - 14 miles, Birmingham - 28.5 miles. (All distances are approximate).

### LOCATION

Bernard's Hill is a highly commutable location between the A442 and the A458. Bridgnorth offers many exciting and historical attractions that can be accessed on foot. Near-by are riverside walks, amenities, pubs, shops and tea rooms and across the bridge the Cliff Railway gives access to the High Town shops, cinema, theatre, weekend markets and a hospital. Also nearby is the famous Severn Valley Steam Railway and Severn Park.

### ACCOMMODATION

This cottage forms part of an old converted farmhouse still retaining some of the characterful features to include oak flooring and high ceilings with timber beams running through the ground floor accommodation. Having recently just been updated and re-styled this cosy cottage sits upon Bernard's hill with gas central heating and double glazing with views across the Severn Valley with glimpses of the vintage steam railway.

A composite stable front door opens through into the LOUNGE with solid oak flooring, original exposed timber beams and fireplace housing a cast iron long burner. The KITCHEN is fitted with matching base and wall cupboards, inset ceramic sink with mixer tap and integrated appliances to include fridge, freezer, dishwasher and washing machine. A stable door to the side gives access to the garden area. Completing the ground floor is the BATHROOM comprising a white suite to include a free standing bath, separate shower, WC and wash hand basin set within a vanity unit.

Stairs rise to the FIRST FLOOR LANDING where there is a window to the side elevation and access to a boarded loft space with pull down ladder. The MASTER DOUBLE BEDROOM enjoys views across town and the Severn Valley Railway with a versatile second room making an ideal DRESSING ROOM or STUDY.

### OUTSIDE

From the kitchen, a stable door opens out to a delightful centre courtyard arrangement having been designed to offer a communal patio terrace with the adjoining neighbours with steps rising to a private tired garden area with decked seating area, lawn and a timber shed. An archway leads to a communal enclosed storage area having power connected. There is gated side access.

### SERVICES and TENURE:

We are advised by our clients that main services are connected. Verification should be obtained from your surveyor. The owners have purchased the FREEHOLD (previously leasehold) and there is a flying freehold to the rear.

### COUNCIL TAX:

Shropshire Council  
Council Tax Band: B

### FIXTURES AND FITTINGS:

By separate negotiation.

### VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

### DIRECTIONS:

Proceed from the High Town crossing over the River Severn continuing through the one-way system into Mill Street. At the island take the 3rd exit passing the petrol station. Just after the traffic lights, turn left onto Bernard's Hill and continue along where number 26c can be found on the left hand side.

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

#### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

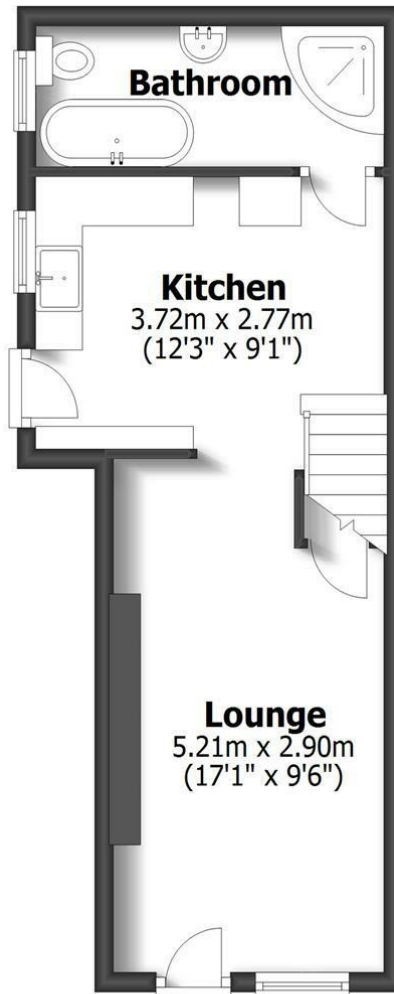
Offers Around  
£175,000

EPC: D

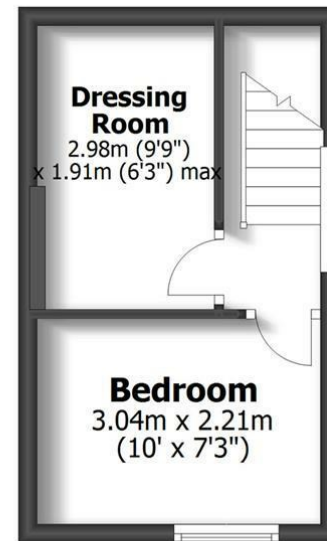
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**26C BERNARDS HILL  
BRIDGNORTH**



**Ground Floor**



**First Floor**

**TOTAL: 47.7sq.m. 513.0sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

